

## PRC

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**From:** Mark M <markmarechal@gmail.com>  
**Sent:** Tuesday, July 14, 2020 9:24 AM  
**To:** PRC  
**Subject:** Project 3036083-EG

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**CAUTION: External Email**

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Hello,

I am writing to submit a comment regarding a letter I received detailing the plans for project 3036083-EG at address 12328 33rd Ave NE in Seattle.

First, I am somewhat dumbfounded that this project is even being considered. Based on the size of the lot, a 4 story apartment building with 46 units would not only be far too large for that lot, but it would be an imposition on the neighborhood. I currently reside in the apartment building at 12334 33rd ave, which is directly next door to the proposed location. This building has, I believe, 12 units in its 3 stories. To want to quadruple that on a similarly sized lot would not only offer a low quality of life for the tenants of the new building, but it will drastically lower the quality of life for those already residing in the neighborhood. In order to fit a building that size on the lot, they will likely need to construct the new building incredibly close to the neighboring ones which have existed for decades. Personally living in a building that faces the proposed lot, this will eliminate any sunlight, airflow and privacy that I have in my bedroom and living room. I am furious that the builder, who almost certainly will not be living in the new apartment building, thinks that this is ok. To allow a building of this size to be constructed is an insult to every person in the buildings on either side of this lot, and will be a monstrosity on an otherwise quiet street where the average building is only 2-3 stories and is not attempting to pack units in like sardines as "efficiency" buildings tend to do.

There is one building on the end of the block where it appears other "efficiency dwellings" are included, however, that building was constructed on a corner lot where other apartment buildings are given space and plenty of light and airflow have been provided.

Additionally, the lack of parking is another sign that the builder is planning this project with utter carelessness and complete disregard for the health of the neighborhood. On the block proposed, there are a total of 3-4 road parking spots. There is almost no public parking available. Surrounding blocks have similar parking situations as well. The building that is currently on that lot is a small house and not a large apartment building. They have personal spaces on 33rd avenue. To bring in over 40 more tenants, potentially all with cars, is unsustainable for the neighborhood. Any construction on this property MUST include parking, or else it would cause another incredible imposition on the existing neighborhood, and would only show the complete disregard by the builder not only for the people already living in the neighborhood, but also his own tenants.

I would ask that this project not be allowed to go forward as proposed, and for those planning this new construction to do so with actual care and consideration as if they, or someone they actually care about, will be living there.

Thank you for your time,

Mark Marechal